



Scrooby Street, Rotherham S61 4PH

welcome to

Scrooby Street, Rotherham

CONSIDER YOURSELF AT HOME! Situated in the heart of Greasbrough, this three bed detached is offered to market. Boasting spacious accommodation throughout with off road parking & garage with electrics & rear garden - this beautifully presented home makes the perfect family purchase - CALL NOW!



Entrance Hall

Having a front facing door.

Downstairs Wc

Fitted with a hand wash basin and a WC.

Lounge

12' 6" plus bay window x 11' 8" (3.81m plus bay window x 3.56m)

Having a front facing double glazed bay window and a radiator.

Dining Room

11' 8" x 8' 3" (3.56m x 2.51m)

Having rear facing French doors and a radiator.

Kitchen

9' 1" x 12' 3" (2.77m x 3.73m)

Fitted with wall and base units housing the integrated hob, double oven & extractor fan, fridge/freezer, washing machine & dishwasher with worktops housing the sink & drainer. Having a side facing double glazed door and a rear facing double glazed window, a radiator and a built in storage cupboard.

Conservatory

10' x 9' 11" (3.05m x 3.02m)

Having a rear facing double glazed door.

Bedroom One

10' 1" plus fitted wardrobes x 11' 9" (3.07m plus fitted wardrobes x 3.58m)

Having a rear facing double glazed window, a radiator and fitted wardrobes.

Bedroom Two

12' 11" x 12' 2" (3.94m x 3.71m)

Having a front facing double glazed window and a radiator.

Bedroom Three

9' 11" x 7' 2" plus fitted wardrobes (3.02m x 2.18m plus fitted wardrobes)

Having a front facing double glazed window and a

radiator.

Bathroom

Fitted with a bath and a separate shower cubicle, a hand wash basin and a WC. Having a rear facing double glazed window and a radiator.

Outside

To the front of the property is a driveway leading to a detached garage providing off road parking.

To the rear is a lawned garden with a decked area.



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Scrooby Street, Rotherham

- Three bedroom detached property
- Sought after location
- Beautifully presented throughout
- Drive providing off road parking & detached garage
- Rear garden & deck

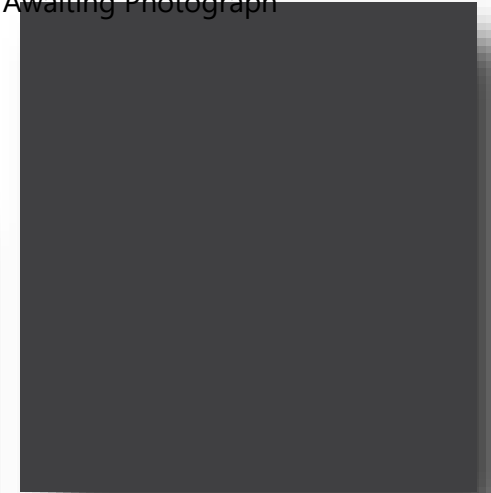
Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£230,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF116066 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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